

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
January 14, 2016

Present: Sally Monigle, Chairperson
Leila Hamroun
Jean Norvell
Mike Quaranta

Absent: Bill Hentkowski

The meeting was convened at 6:40 p.m. Roll call followed.

OLD APPLICATIONS

Omega Property Group: 224-226 E. 2nd Street

Request to change previously approved stucco siding to wood siding. Permit No. 22465.

Discussion: Applicant presented. The purpose for requesting wood is because it is a bad time of year to use stucco. He cited problems with moisture getting behind the stucco causing problems.

Action: Mr. Quaranta made a motion to approve the application as submitted. Ms. Norvell second.

Disposition: Motion approved.

NEW APPLICATIONS

C. Joseph, 414 Delaware Street

Addition to rear of house to replace existing shed.

Discussion: Applicant, Architect Brian Zych and Contractor John Raftery presented.

Drawings shown to Commissioners. Applicants are looking to put on an addition along the side and back of the house. The addition is one story and is about 700 square feet. In addition to the coffee area in the front there will be a restroom, cheese area in the rear, seating area and a greenhouse area. The existing rear will be razed and a new section added (seating area and greenhouse area). The seating area will be about 300 square feet. Deliveries will be received from Shaw Alley. The addition will have a brick base. They plan to remove and replace siding on left side section up to gable and back left section using Hardiplank Select Cedarmill Fibre Cement Pre-Finished 7" wood grain clapboard siding is being used. The area is discreet. The applicant will replace all fencing inside the alley with a 6 ft. high fence. A fire protection engineer has reviewed and approved the fire escape (photos shown). The applicant has not received any negative comments from neighboring properties about the project.

Action: Mr. Quaranta made a motion to approve the application as submitted. Ms. Norvell seconded.

Disposition: Motion approved.

H. Adams, 25 E. 2nd Street

Repair/repoint brick steps, install exterior HVAC compressor.

Discussion: Commissioners have questions about the location of the HVAC unit.

Action: Brick Steps: Ms. Hamroun made a motion to approve the application as submitted. They are delaying consideration of the HVAC unit until further information and photos are received. Mr. Quaranta seconded.

Disposition: Motion approved.

State of Delaware, 30 Market Street

Addition of ADA compliant handicap ramp to exterior.

Discussion: (*Plans presented.*) Lynn Riley, State of Delaware Division of Historical and Cultural Affairs, and a representative of BRS Consulting described renovations to an exterior side doorway to make it more handicapped accessible at The Arsenal. The existing doorway is on the side of the building (southern exposure) and is not wide enough for ADA accessibility. No power operator exists where someone can push a button to open the door. They need to modify exterior panel jams and a little bit of trim, provide a new door to replicate existing door, modify head and transom to allow an area to be able to mount the operator for the door. There is an existing grate (2" X .5") to the outside of the door that they will need to rework and fill and do some grading to make the surface ADA compliant. If approval is received they will begin work tomorrow and plan on finishing the end of March. No ramp is involved.

Action: Mr. Quaranta made a motion to approve the application as submitted. Ms. Norvell seconded.

Disposition: Motion approved.

C. Alabrudzinski, 111 E. 2nd Street

Addition to shed, add lamp posts, install brick path.

Discussion: (*Plot plan and photos distributed.*) Applicant presented. The shed is 4'X7'. It will have the same siding and color as used on the exterior with weathered wood shingles on the roof. Lamp Posts: He plans on two (2) cedar lamp posts. Locations were discussed. On the original plan he requested 10 ft. lamp posts with 8 ft. above ground. He would like to change to 8 ft. lamp posts with 6 ft. above ground, same style. Brick: 60% of the brick path is covered. He plans to expose the brick that is there and fill in other areas with the same brick using a 90° herringbone design.

Action: Mr. Quaranta made a motion to approve the application as submitted. Ms. Hamroun seconded.

Disposition: Motion approved.

EMERGENCY REPAIRS

St. Peter's Church, 515 Harmony Street

Remove/replace shingles – roof leaking.

Discussion: Commissioners question the emergency nature of the application.

Action: Mr. Quaranta made a motion to approve the application as submitted. Ms. Norvell seconded.

Disposition: Motion approved. Ms. Hamroun voted to approve but when it comes to emergency repairs we should have a document and photos on file verifying the emergency exists. We also need the building official's comments verifying the emergency nature as part of the record.

R. Gillespie, 24 W. 4th Street

Remove/replace portion of slate shingles – roof leaking.

Discussion: The roof is a slate roof. Ms. Hamroun thinks this application is an investigative demolition issue and not an emergency.

R. Gillespie, 24 W. 4th Street (Contd.)

Action: Ms. Hamroun made a motion to approve the application as submitted. Mr. Quaranta seconded the motion.

Disposition: Motion approved.

T. Binkley, 25 W. 4th Street

Replace collapsing fence portions w/similar picket style fencing.

Discussion: Commissioners question the emergency nature of this application. A proposal from a fence company dated 8/29/15 was part of the file.

Action: Mr. Quaranta made a motion to approve the application as submitted. Ms. Monigle seconded the motion.

Disposition: Motion approved.

Commissioners reiterated their concern that the process in place for emergency applications is being abused. It is not fair to those who respect the process. They will take their concern to the City Administrator and City Council.

CONSULTATION

416 Delaware Street

Second floor bedroom addition to back of house.

Discussion: The house was built in 1860 and has one bedroom. The applicant's plans include raising the roof line. His plan is acceptable to HAC; however, Ms. Hamroun suggested not changing ceiling heights or finished floor height of the upstairs bedroom. Rather, have his architect do a sketch of the ridge line to show massing. A small sketch from his architect showing his property and adjacent properties showing volumes of those properties would be helpful to show the volume. Materials to be used, including alternate materials, were discussed.

Approval of Minutes – A motion was made and seconded to approve the minutes of the 12/10/15 meeting as distributed. Motion approved.

Adjournment -- There being no further business to address, the meeting was adjourned at 8 p.m.

Debbie Turner
Stenographer